



Minutes
City of Burlington Plan Commission
December 8, 2015, 6:30 p.m.

Mayor Robert Miller called the Plan Commission meeting to order at 6:30 p.m. Roll call: Alderman Tom Vos and Todd Bauman; Commissioners Darrel Eisenhardt; Chris Reesman; and Andy Tully were present. Commissioners John Lynch was excused.

APPROVAL OF MINUTES

Alderman Vos moved, and Commissioner Eisenhardt seconded to approve the minutes of November 10, 2015. All were in favor, and the motion carried.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

PUBLIC HEARINGS

None

OLD BUSINESS

None

NEW BUSINESS

A. Consideration to approve a Conditional Use and Site Plan application from Mike Lewandowski for property located at 996 S. Pine Street to construct a building for marine equipment sales and services that was tabled at the October 13, 2015 meeting, subject to Patrick Meehan's November 25, 2015 and Kapur & Associates' November 30, 2015 memorandums to the Plan Commission.

- Mayor Miller opened this item for discussion.
- Alderman Bauman questioned Patrick Meehan if all the issues were corrected on the revised Site Plan. Patrick Meehan stated there are a few more issues with the City Engineer, driveway width and parking lot size, which can all be reviewed by city staff.
- Greg Dziedzic, director of Pinno Builders, stated there were issues that were discovered regarding the sewer and water connection. The problem is, no companies are willing to take the risk of handling the project with the current sewer problem, which cannot hold the 1% minimum grading slope at this site, and requires the steel casing with the boring. The pricing for the boring alone, for sewer and water, came to \$121,000- \$140,000 with no hook-ups to the building. The cost of the boring is more than the actual cost of the building. The risk involved in the tight boring process application is too high because of what is going on underneath the rock bed to hold the 1% slope. Mr. Dziedzic asked if there was any way to get

around this problem by hooking-up to septic and well. Commissioner Tully questioned if open cutting could be done instead of boring. Mr. Dziedzic replied because of the grading, location and amount of rock bed not being able to hold the 1% grading slope, the open cutting could be done with an extra cost of \$20,000 to \$30,000. Mr. Dziedzic stated the storm sewer and the tight fit under the road cannot bore without running the steel casing to assure there will not be a problem with the drilling for the amount of rock.

- Ms. Walters stated the request for hooking-up to septic and well is more of a policy question for the Council instead of the Plan Commission. Mayor Miller stated this body does not have the authority to grant this request. The other surrounding properties were annexed in from the Township and did not have the connection at that point in time, and when the septic system failed, the properties had to connect. Mayor Miller stated if Mr. Dziedzic withdraws the application and brings it to Council, no action will be taken. Mr. Dziedzic stated he agreed to the withdrawal of his application until he has an opportunity to talk with the City Engineer and Council about their options. Mr. Dziedzic asked if he withdraws, that no additional fees be charged. Mayor Miller stated he would waive the fee. Patrick Meehan stated the condition of waiving the fee should include similar applications.
- Mike Lewandowski, owner, questioned if all the businesses on the same side had the same issues of hooking-up to sewer. Alderman Vos stated they always knew this would be an issue and until something like this happened they didn't know how to address it. Mayor Miller stated the reason for the withdrawal is mainly because of the high cost. Ms. Walters suggested to see if other communities have similar situations and what they do. Alderman Vos stated the City of Burlington has never made an exception to hook-up to sewer and water before until the new Aurora at 709 Spring Valley Road came along, because it was a benefit to the City leaving the lift station where it was. Mayor Miller stated the difference is that the property hooking-up is not in the City and the precedence was a township resident being able to hook-up to the City water system without being annexed. Mayor Miller stated it was a change since the property is in the township but technically with City services. Mr. Schneider, 988 S. Pine Street, questioned that the precedence of any City property has to hook-up to sewer and water. Mayor Miller stated that has been the precedence all along. Mr. Schneider stated there are other City properties not hooked-up to City sewer and water, such as the Burlington Airport. Mayor Miller stated there is a City well out there and the rest are holding tanks. Mr. Dziedzic stated given the circumstance, it is best to withdraw the application.
- There were no further comments.

All were in favor and the motion carried.

ADJOURNMENT

Alderman Vos moved, and Commissioner Tully seconded to adjourn the meeting at 6:55 p.m. *All were in favor and the motion carried.*

Recording Secretary
Kristine Anderson
Administrative Assistant